

# All Agency Project Request

2013 - 2015 Biennium

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<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Madison	285-0A-0038	NIELSEN TENNIS STADIUM
<u>Project No.</u>	15J2F	<u>Project Title</u>	Nielsen Tennis Stadium Roof Area 1 Replacement

## Project Intent

This project provides investigation and research, pre-design, and design services to replace roof coverings and complete all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. The roofing system and building exterior envelope will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

## Project Description

Project work includes removing ~18,192SF existing PVC roof, insulation and decking; and installing a new 60-mil Ethylene Propylene Diene Monomer (EPDM) membrane over new insulation to achieve a minimum average R-24 value. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations and protrusions. Conducting an infrared or nuclear scan of project areas should be considered to determine presence of wet insulation and/or damaged areas. Anticipated work detail is outlined below.

- Raise approximately four (4) ducted HVAC louvers and approximately twenty-four (24) sleeved exhaust fan assemblies to achieve eight-inch (8") minimum roof membrane flashing height.
- Modify all existing metal panel-to-roof curb heights to achieve eight-inch (8") minimum roof membrane flashing height.
- Install new wood blocking at stone-coping at front of building to receive new sheet metal coping to achieve eight-inch (8") minimum roof membrane flashing height.
- Remove all existing roofing components, including existing perlite insulation, down to cementitious wood fiber deck.
- Extend all soil stacks 8" above finished roof surface as necessary.
- Prime existing cementitious wood fiber deck with manufacturer's required primer. Install new manufacturer's self-adhered vapor retarder to prepared substrate.
- Install one (1) layer of 2.5" thickness polyisocyanurate insulation adhered to the prepared vapor retarder using the manufacturer's approved insulation adhesive. Install one layer (1) of 2" thickness insulation to the previous layer of insulation using manufacturer's approved insulation adhesive.
- Install 4' x 4' tapered drain sumps. Stagger all joints and seams from the base insulation layer. Installed tapered insulation saddles as necessary to prevent water from ponding in excess of 72-hours.
- Install new 60-mil fully-adhered EPDM membrane and flashings per manufacturer's requirements.
- Flash roofing penetrations per manufacturer's recommendations. Use pre-fabricated pipe boots, field wrap penetrations wherever possible.
- Install new sheet metal components, including new sheet metal coping at front parapet.

## Project Justification

The roof sections are more than 24 years old. Recent site inspections by the Physical Plant staff and Division of Facilities Development staff determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

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## A/E Consultant Requirements

☒ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems, exterior building envelope renovation/restoration, and masonry construction within institutional environments as part of a design team. Work includes report of existing roofing conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, drafting roof plans and details, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

## Commissioning

- ☒ Level 1  
☐ Level 2

## Project Budget

Construction Cost:	\$
Haz Mats:	\$
Construction Total:	\$
Contingency: 15%	\$
A/E Design Fees: 8%	\$
DFD Mgmt Fees: 4%	\$
Other:	\$
	<b>\$462,000</b>

## Funding Source(s)

GFSB - Facilities Maintenance & Renovation [Z060]	\$0
PRSB - []	\$0
Agency/Institution Cash [AGF0]	\$14,500
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$14,500
Other Funding Source	\$0
	<b>\$29,000</b>

## Project Schedule

SBC Approval: 02/2016  
A/E Selection: 12/2015  
Bid Opening: 05/2016  
Construction Start: 06/2016  
Substantial Completion: 09/2016  
Project Close Out: 12/2016

## Project Contact

Contact Name: Chris Velie  
Email: <cvelie@fpm.wisc.edu>  
Telephone: (608) 206-4687 x

## Project Scope Consideration Checklist

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1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. ☒ ☐

*All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*

2. Is the project an extension of another authorized project? If so, provide the project #... ☐ ☒

3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☒ ☐

*Required hazardous materials abatement has been included in the estimated project schedule and project budget. Comprehensive building survey inventory data is not available on Wisconsin's Asbestos & Lead Management*

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*System (WALMS) <<http://walms.doa.state.wi.us/>>.*

4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☐ ☒
5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? ☐ ☒
6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. ☐ ☒
7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☒ ☐  
*Type III.*
8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☒
9. Are there any other issues affecting the cost or status of this project? ☐ ☒
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☒ ☐  
*Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.*
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☐ ☒
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☒
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here. ☐ ☒
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☒